

# SUPERIOR HOMES

# ROYSTON & LUND



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# 44 Measham Road

Acresford | DE12 8AJ

Offers In The Region Of £465,000

Royston & Lund are delighted to present this four-bedroom detached converted bungalow. The property has stunning countryside views set in a larger than average plot.

Entering through the porch, you're welcomed into an airy, wide hallway. The living room is a warm space that flows seamlessly through double doors into a bright conservatory, offering views and access to the garden via double patio doors. At the heart of the home is a stylish large open-plan kitchen diner, with an additional dining area. Fitted with a range a floor and wall units and built in appliances including two ovens, hob, extractor, fridge, freezer and dishwasher. There is a further reception room that is currently used as a dining room but could easily be used as a study or further bedroom.

There are three well-sized bedrooms on the ground floor, two with modern en suites and fourth bedroom on the converted first floor. The rooms also include fitted wardrobes providing ample storage. A family bathroom adds ease and convenience.

Outside, the property continues to impress with a private driveway and detached garage, offering plenty of off-road parking and extra storage with two greenhouses. The home sits on a generous plot of land, including allotment areas and greenhouse spaces—a dream for gardening enthusiasts or anyone looking to embrace a more self-sufficient lifestyle.

Spacious, well-equipped, and set within peaceful surroundings, it offers the best of both indoor comfort and outdoor potential.

Acresford a small hamlet set within the National Forest, offering a peaceful rural setting with the convenience of nearby amenities in Measham and Overseal.





- Offers in the region of £465,000
- Three/ Four Bedroom Detached Bungalow
- Converted Bungalow - Additional Bedroom
- Open-plan Kitchen Diner
- Living Room-to-Conservatory
- Two En-suites & Bathroom
- Fitted Wardrobes
- Generous Land including Allotment
- Driveway & Detached Garage
- Freehold - Council Tax Rating C - EPC Rating E









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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current

74

39

EPC

